

EALING

45 The Mall, London, W5 3TJ

Substantial Retail Opportunity

LOCATION

The subject premises occupy a prominent position on one of the main routes into Ealing, near to the town centre and close to **Ealing Broadway station**. This may be seen from the street plan overleaf. This spacious unit is formed in a secondary trading location adjacent to the **Sir Michael Balcon Wetherspoons public house**, benefitting from extensive on-street parking nearby.

THE PROPERTY

The premises form a substantial outlet, arranged solely at ground floor, having a **generous frontage of 52ft 3ins** and a lofty internal headroom, having the following approximate net internal floor areas:-

Gross Frontage	52ft 3ins	16.0 m
Internal Width	50ft 0ins	15.3 m
Shop Depth (average)	45ft 6ins	13.9 m
Ground Floor – Main Sales	1,740 sq ft	161.5 sq m
Ground Floor – Rear Ancillary	135 sq ft	12.5 sq m
Basement – Backup Storage	via trap door	

A layout plan is available upon request.

LEASE

The premises are held for the residue of a lease, being for a period of years until 30th June 2035 on the equivalent of full repairing and insuring terms, subject to a further rent review in June 2030.

RENTAL

The current rental passing is **£56,500 per annum** exclusive of rates.

BREAK CLAUSE

The lease includes a Tenant Only Break Clause to take effect in June 2030, with prior notice.

TERMS

Premium offers are invited, with the interior being well fitted as a branch office for a major estate agent, including air conditioning, carpeting, etc.



RATES

We have been informed by the Local Rating Authority that the following values apply and this should be checked on the VOA website:-

Rateable Value (until April 2026)	£39,250
Rates Payable (2025/2026)	£19,585

NB Government support (post Covid) remains for some qualifying retail users and smaller commercial occupiers, who may benefit from relief from a portion of rates in the year 2025/2026. Interested parties must satisfy themselves on this aspect.

EPC

The EPC rating for these premises are D(78) and an EPC is available for inspection upon request.

LEGAL COSTS

Each party to bear their own legal costs.

MONEY LAUNDERING

Regulations require Robert Bebington & Company to conduct checks upon parties to relevant transactions, be that lettings or sales of commercial premises. Prospective purchasers/tenants will need to provide proof of identity and residence.

INSPECTION ENQUIRIES

Via Robert Bebington on 020 7493 5551 or drb@bebington.com.

SUBJECT TO CONTRACT

16/02/26

IMPORTANT

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.

